027.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,077,700 / 1,077,700
					USE VALUE:	1,077,700 / 1,077,700
					ASSESSED:	1,077,700 / 1,077,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ENGLISH JEAN
Owner 2:	
Owner 3:	
Street 1:	51 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAYNTER KAREN M/TRUSTEE -
Owner 2:	PAYNTER IRREVOCABLE TRUST -
Street 1:	23 MOHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2413 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6673.000	576,800	4,700	496,200	1,077,700
Total Card	0.153	576,800	4,700	496,200	1,077,700
Total Parcel	0.153	576,800	4,700	496,200	1,077,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.60 /Parcel: 446.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18652

GIS Ref

GIS Ref

Insp Date 10/19/17

!2267!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	576,800	4700	6,673.	496,200	1,077,700		Year end	12/23/2021
2021	104	FV	550,700	4700	6,673.	496,200	1,051,600		Year End Roll	12/10/2020
2020	104	FV	550,400	4700	6,673.	496,200	1,051,300	1,051,300	Year End Roll	12/18/2019
2019	104	FV	374,200	4700	6,673.	527,200	906,100	906,100	Year End Roll	1/3/2019
2018	104	FV	374,200	4700	6,673.	384,500	763,400	763,400	Year End Roll	12/20/2017
2017	104	FV	372,200	4700	6,673.	334,900	711,800	711,800	Year End Roll	1/3/2017
2016	104	FV	372,200	4700	6,673.	285,300	662,200	662,200	Year End	1/4/2016
2015	104	FV	332,700	4700	6,673.	279,100	616,500	616,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:16:00

LAST REV

Date	Time
03/23/20	10:39:51
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2267

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAYNTER KAREN M	72394-410	1	3/29/2019		1,100,000	No	No		
PAYNTER PATRICI	70709-478		3/7/2018	Convenience	1	No	No		
	12936-334		2/19/1976			No	No		N

USER DEFINED

Prior Id # 1:	18652
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2020	290	Add Att	35,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2019	SQ Returned	JO	Jenny O
10/19/2017	Inspected	PH	Patrick H
9/30/2017	MEAS&NOTICE	KB	Kevin B
4/30/2009	Measured	163	PATRIOT
4/26/2000	Inspected	264	PATRIOT
4/5/2000	Measured	263	PATRIOT
8/10/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6673		Sq. Ft.	Site		0	80.	0.93	1									496,151						496,200	

Total AC/HA:	0.15319	Total SF/SM:	6673	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	496,151	Spl Credit		Total:	496,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09871793
Const Adj.:	1.02900207
Adj $ / SQ:	203.505
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708583
Depreciation:	131797
Depreciated Total:	576787

COMMENTS

OWNER NOT SURE IF FPL ARE SAFE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

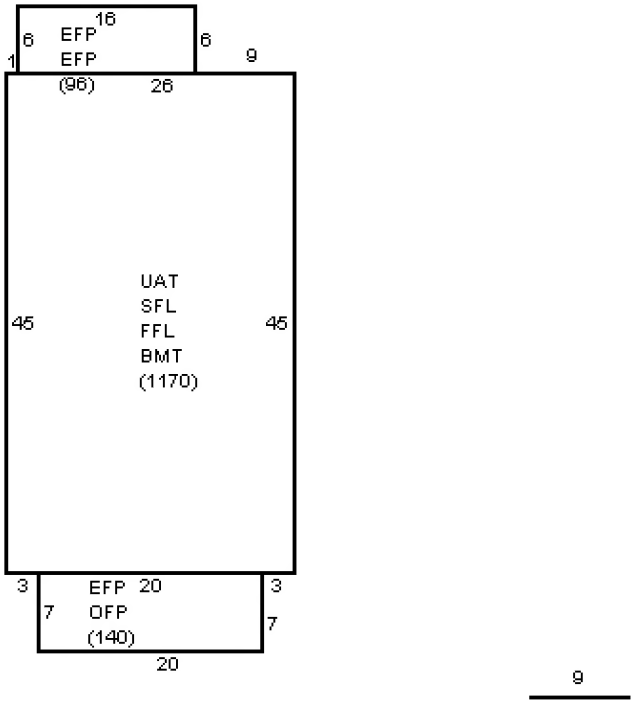
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	203.50
Special Features:	0	Val/Su Net:	134.92
Final Total:	576800	Val/Su SzAd	246.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,170	61.050	71,430
FFL	First Floor	1,170	203.500	238,101
SFL	Second Floor	1,170	203.500	238,101
EFP	Enclos Porch	332	36.450	12,102
UAT	Upper Attic	293	96.660	28,274
OFP	Open Porch	140	29.110	4,075

Net Sketched Area:	4,275			Total:	592,083
Size Ad	2340	Gross Area	5152	FinArea	2413

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1925	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc